

November 14, 2006

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING & DEVELOPMENT
731 South Fourth Street
Las Vegas, Nevada 89101

Re: Justification Letter – Site Plan Development Review
Office Project
9040 and 9092 West Cheyenne Avenue
Tax Assessor's Parcel No.: 138-08-401-008 & 009

The plans we are submitting today for your review depict a one and to story office project previously approved under ZON-14420, SDR-14423 and TMP-16175. This is a request for a site plan development review to slightly revise the site plan and reduce the requested total building area. Also revised are the exterior elevations of the buildings. There are seven smaller size buildings (previously there were five) and a new architect has been hired (thereby generating new exteriors).

The elevations depict multi-colored stucco exteriors in an earthtone/desert palette with decorative steel tube awnings and standing seam metal roofs. The entries are enhanced with cultured stone veneer. The balance of the elevations are enhanced with aluminum storefront windows/doors and decorative light sconces.

Otherwise, these plans are consistent with the master plan and with the requirements of City of Las Vegas Zoning Code and all previous approvals.

We respectfully request your consideration in this matter. If you have any questions or comments, please call.

Sincerely,



JOHN DAVID BURKE, ARCHITECT

SDR-18660

01/25/07 PC

